## ARCHITECTURAL BOARD OF REVIEW CONSENT CALENDAR

Monday, February 11, 2008 1:00 P.M.

630 Garden Street

Website: www.SantaBarbaraCA.gov

**BOARD MEMBERS:** MARK WIENKE, Chair

CHRISTOPHER MANSON-HING, Vice-Chair (Consent Calendar Representative)

CLAY AURELL JIM BLAKELEY GARY MOSEL

RANDY MUDGE (Consent Calendar Representative)
DAWN SHERRY (Consent Calendar Representative)

PAUL ZINK

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor

MICHELLE BEDARD, Planning Technician GLORIA SHAFER, Commission Secretary

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular Full Board meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. Decisions at the Consent Calendar may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the action being ratified at the next regular Full Board meeting of the ABR.

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Consent Calendar begins at 1:00 p.m. If applicants are not in attendance when their item is announced, the item will be moved to the end of the calendar agenda.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/abr.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

Posting Notice: On February 6, 2008 at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at <a href="https://www.SantaBarbaraCa.gov">www.SantaBarbaraCa.gov</a>.

## **REVIEW AFTER FINAL**

A. 1221 CHINO ST R-2 Zone

Assessor's Parcel Number: 039-141-010 Application Number: MST2003-00858

Applicant: Pat Strum
Owner: Clint Lefler
Architect: Peter Ehlen

(Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Planning Commission approval of the Tentative Subdivision Map is required.)

(Review After Final to replace a window with a door at the garage, remove French doors at bedroom, remove cased opening below deck; relocate door and cover, and add a dormer to the south elevation.)

#### **REVIEW AFTER FINAL**

B. 822 N VOLUNTARIO ST R-2 Zone

Assessor's Parcel Number: 031-060-042 Application Number: MST2005-00140 Engineer: Penfield and Smith

Owner: Gregory R. and Deborah J. Tice, Revocable Trust

Agent: Jessica Grant

Architect: Thomas Hashbarger

(Proposal to subdivide a residential lot to result in Lot 1 containing an existing two-story single-family residence and the creation of a one-lot subdivision for two new condominiums on Lot 2. The two new detached condominiums will consist of one two-story 2,167 square foot unit with an attached 425 square foot garage, and one three-story 2,588 square foot unit with an attached 400 square foot garage. The proposal includes demolition of the existing house on Lot 2.)

(Review After Final for a change to the roof from single-ply modified bitumen to single-ply PVC roof.)

## **REVIEW AFTER FINAL**

C. 1906 CLIFF DR C-P/R-2 Zone

Assessor's Parcel Number: 035-141-008
Application Number: MST2006-00146
Owner: Levon Investments Inc.
Architect: Cearnal, Andrulaitis
Landscape Architect: Bob Cunningham

(Proposal for exterior renovations to the Mesa Shopping Center.)

(Review After Final for proposed changes to roof design, eave detail, and fixtures on building five [Mesa Café], and expand roof over trellis at building one [Montecito Pet Shop].)

#### **FINAL REVIEW**

#### D. 1298 COAST VILLAGE RD

C-1/R-2/SD3 Zone

Assessor's Parcel Number: 009-230-043 Application Number: MST2008-00027 Owner: Olive Oil & Gas LP

Applicant: Fuel Depot

(Proposal for the addition of new efficient lighting for the canopy at the existing 76 Gas Station. The proposal involves eight new single arrangement lighting fixtures to total 288 watts.)

## (PROJECT REQUIRES COMPLIANCE WITH THE CITY OUTDOOR LIGHTING DESIGN GUIDELINES.)

#### **NEW ITEM**

#### E. 4200 CALLE REAL R-3 Zone

Assessor's Parcel Number: 059-240-022 Application Number: MST2008-00050

Owner: St. Vincent's Agent: David Owens

(Proposal to add four new street light in between parking spaces along Piro Lane (a private lane) on the north side of the lot for St. Vincent's multi-family residential complex.)

# (PROJECT REQUIRES COMPLIANCE WITH THE CITY OUTDOOR LIGHTING DESIGN GUIDELINES.)

#### **FINAL REVIEW**

#### F. 70 LA CUMBRE CIR R-2 Zone

Assessor's Parcel Number: 049-350-022 Application Number: MST2006-00440 Owner: Annette S. Hughes Trustee

Architect: Victor Schumacher Applicant: Robert Hughes

(Proposal for a new 264 square foot patio cover to be attached to the south elevation of the existing 1,260 square foot residential unit. A modification is requested for an encroachment into the required interior setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 007-08.)

#### REFERRED BY FULL BOARD

## G. 1123 SAN PASCUAL ST B

R-3 Zone

Assessor's Parcel Number: 039-201-006 Application Number: MST2006-00093 Owner: Jorge and Lorena Escamilla

(Proposal for a new 400 square foot two-car carport and a 480 square foot storage building with half bathroom. The project is to be constructed at the rear of an 11,250 square foot lot currently developed with 2 two-bedroom units and a one-bedroom unit with a total of 2,392 square feet of habitable space. The property has three uncovered existing legal non-conforming parking spaces.)

(Preliminary and Final Approval is requested.)

#### **NEW ITEM**

H. 1436 CHAPALA ST C-2 Zone

Assessor's Parcel Number: 039-071-001 Application Number: MST2008-00058

Owner: John J. Holehouse Applicant: James and Darlene

(Proposal to permit an as-built exterior painting (body and trim) of an existing commercial building.)

(Action may be taken if sufficient information is provided.)

## **NEW ITEM**

I. 18 BATH ST R-4/SD-3 Zone

Assessor's Parcel Number: 033-092-014
Application Number: MST2007-00572
Owner: Kazali Trust
Landscape Architect: Robert Adams

(Proposal to upgrade and relocate the existing spa and construct a new 10 foot timber arbor over the spa; replace the existing as-built 37 square foot spa equipment/storage shed with a new 37.5 square foot spa equipment/storage shed in the same location; proposal to demolish the existing fencing gate and steps with new stucco wall and safety fencing and gate around the courtyard; proposal to replace existing raised paving and decking with at-grade enhanced concrete paving and curbing to match existing; and removal of three multi-stem tree/shrubs and add approximately 120 square feet of new landscaping. This project is located in the Coastal SD-3 Zone and requires review of a Coastal Exemption.)

(COMMENTS ONLY; PROJECT REQUIRES COASTAL REVIEW AND ENVIRONMENTAL ASSESSMENT.)

(PROJECT REQUIRES COMPLIANCE WITH THE ABR LANDSCAPE DESIGN GUIDELINES.)

## **NEW ITEM**

J. 3869 STATE ST C-2/SD-2 Zone

Assessor's Parcel Number: 051-022-037 Application Number: MST2008-00034

Owner: Grace Lutheran Church of Santa Barbara

Architect: Arcadia Studio

(Proposal to permit the "as-built" replacement of seven Tipuana trees with seven 15 gallon Agonis Flexuosa [Willow Myrtle] trees at the Grace Lutheran Church of Santa Barbara. This proposal is to abate enforcement case ENF2006-00812.)

## (PROJECT REQUIRES COMPLIANCE WITH ABR LANDSCAPE DESIGN GUIDELINES.)

#### **NEW ITEM**

K. 407 BATH ST

Assessor's Parcel Number: 037-192-011 Application Number: MST2008-00045

Owner: Leonard Himelsein, Revocable Trust

(Proposal to permit as-built removal of existing canary island pines and replace with six 24 inch box weeping bottlebrush trees and thirty 5 gallon Japanese Privets along northwest property line. Application is being submitted to abate ENF2007-00080.)

(PROJECT REQUIRES COMPLIANCE WITH ABR LANDSCAPE DESIGN GUIDELINES.)